

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 15, 2010**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
Frank A. de la Fe, Hunter Mill District  
Jay P. Donahue, Dranesville District  
Earl L. Flanagan, Mount Vernon District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
James R. Hart, Commissioner At-Large  
John L. Litzenberger, Jr., Sully District  
James T. Migliaccio, Lee District  
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Kenneth A. Lawrence, Providence District  
Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:23 p.m., by Vice Chairman Walter L. Alcorn, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

**FS-D09-126 – CLEARWIRE, 7511 Old Dominion Drive**

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE “FEATURE SHOWN” DETERMINATION IN FS-D09-126, CLEARWIRE, 7511 OLD DOMINION DRIVE.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Lawrence and Murphy absent from the meeting.

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Commissioner Donahue MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR SE 2010-DR-002, DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY, TO A DATE CERTAIN OF OCTOBER 20, 2010.

Commissioner Litzenberger seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Lawrence and Murphy absent from the meeting.

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON PRC 86-C-121-03, RESTON EXCELSIOR LLC, TO A DATE CERTAIN OF OCTOBER 6, 2010.

Commissioner Hart seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Lawrence and Murphy absent from the meeting.

Commissioner de la Fe MOVED THAT THE BOARD OF SUPERVISORS DEFER THE PUBLIC HEARING ON PRC 86-C-121-03, RESTON EXCELSIOR LLC, TO A DATE CERTAIN OF OCTOBER 19, 2010.

Commissioner Hart seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Lawrence and Murphy absent from the meeting.

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Commissioner de la Fe announced that the Planning Commission would receive a briefing from Transportation staff related to rail and bus parking in the Dulles Corridor on Wednesday, September 22, 2010, at 7:00 p.m., in the Board Conference Room of the Government Center, 12000 Government Center Parkway, Fairfax, VA.

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Commissioner Flanagan announced his intent to defer the public hearing on 2232-V10-8, Milestone Communications/Verizon Wireless, scheduled for September 22, 2010, to Thursday, October 28, 2010.

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Vice Chairman Alcorn announced that the Land Use Process Review Committee would meet on Thursday, September 16, 2010, at 7:00 p.m., in the Board Conference Room of the Government Center, 12000 Government Center Parkway, Fairfax, VA.

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Vice Chairman Alcorn announced that on Tuesday, September 14, 2010, the Board of Supervisors recognized the Planning Commission's Tysons Corner Committee and County staff for their significant contributions to the Tysons Corner Urban Center Plan Amendments to transform the area into a green, walkable, downtown for Fairfax County.

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On behalf of the Planning Commissioners and staff, Vice Chairman Alcorn expressed condolences to Chairman Murphy and his wife Charlene, whose mother had passed away on Monday, September 7, 2010.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. RZ 2006-LE-010 – RAMADA FAMILY, LLC
2. SE 2010-PR-010 – HILTON WORLDWIDE, INC. & TYSONS PARK PLACE II, LLC

This order was accepted without objection.

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RZ 2006-LE-010 – RAMADA FAMILY, LLC – Appl. to rezone from C-5, R-1, and HC to C-2 and HC to permit commercial development with an overall Floor Area Ratio (FAR) of 0.22. Located on the W. side of Grovedale Dr. approx. 900 ft. SW of its intersection w/ Franconia Road on approx. 43,554 sq. ft. of land. Comp. Plan Rec.: Office. Tax Map 81-3((5))10. LEE DISTRICT. PUBLIC HEARING.

Jane Kelsey, Jane Kelsey & Associates, Inc., reaffirmed the affidavit dated September 3, 2010. There were no disclosures by Commission members.

St. Clair Williams, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He stated that staff recommended approval of the application.

In response to questions from Commissioner Hart, Mr. Williams said that the Type 1 screening and barrier along the northern property line, Note 27 on the GDP, would not be cinder block and would be enforceable as a development condition.

When Commissioner Sargeant questioned the lack of specificity in LEED standards in Proffer Number 8, Mr. Williams explained that the Comprehensive Plan did not require green building for this site; however, he said the applicant had volunteered to pursue green building initiatives.

Ms. Kelsey provided a brief history of the application and explained that the applicant had worked closely with staff and nearby neighbors to ensure that the proposal would meet County

standards and be compatible with existing uses on Grovedale Drive. She noted that the applicant had proffered to address intensity and environmental issues and said the Lee District Land Use Committee had recommended approval of the application.

Commissioner Hart and Kayvan Jaboori, Engineer, KJ & Associates, discussed the retaining wall and the lack of specificity regarding its material composition in Note 27 on the GDP.

Answering a question from Commissioner Hart, Mr. Williams said Note 27 should be clarified prior to the Board of Supervisors' public hearing.

Responding to questions from Commissioner Flanagan, Mr. Williams confirmed that the buffer west of the proposed site belonged to the adjacent owner and said that any action to change the property would require a hearing before the Planning Commission.

In reply to questions from Commissioner Migliaccio, Mr. Williams said that the additional language to the proffers discussed this evening would not affect his motions.

Vice Chairman Alcorn called for speakers from the audience, but received no response. There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Vice Chairman Alcorn closed the public hearing and recognized Commissioner Migliaccio for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2006-LE-010, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 2, 2010.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Lawrence and Murphy absent from the meeting.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE NORTHERN PROPERTY LINE TO ALLOW A 10 FOOT WIDE PLANTING AREA AND A 6 FOOT HIGH BRICK/ARCHITECTURAL WALL, AS SHOWN ON THE GDP.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Lawrence and Murphy absent from the meeting.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND WAIVER OF THE BARRIER REQUIREMENT ALONG THE EASTERN PROPERTY LINE TO THAT SHOWN ON THE GDP.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Lawrence and Murphy absent from the meeting.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE WESTERN PROPERTY LINE TO ALLOW THE EXISTING VEGETATION AND SUPPLEMENTAL PLANTING, AS SHOWN ON THE GDP.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Lawrence and Murphy absent from the meeting.

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Vice Chairman Alcorn noted that, in Commissioner Lawrence's absence, he would handle the next public hearing, and relinquished the Chair to Secretary Harsel.

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SE 2010-PR-010 – HILTON WORLDWIDE, INC. & TYSONS PARK PLACE II LLC – Appl. under Sect. 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations. Located at 7926 and 7930 Jones Branch Dr. on approx. 8.06 ac. of land zoned C-4 and SC. Comp. Plan Rec: Planned Residential Community. Tax Map 29-4((7))5B and 5C. PROVIDENCE DISTRICT. PUBLIC HEARING.

Lori Greenlief, Land Use Planner, McGuireWoods LLP, reaffirmed the affidavit dated September 8, 2010. There were no disclosures by Commission members.

Brenda Cho, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She stated that staff recommended approval of the application.

Responding to a request from Commissioner Alcorn, Ms. Cho indicated the location of McLean Hamlet. She explained that the residents currently were able to see the existing north-facing Hilton Worldwide sign and might also be able to see the proposed signage.

Commissioner Donahue said he would support the application, but noted that some parcels along Jones Branch Road toward the Toll Road could be problematic. He pointed out that Ms. Cho had been very sensitive to one of the citizens from McLean Hamlet who was very concerned with the proposed development.

Ms. Greenlief briefly discussed Hilton's decision to move its headquarters to the Tysons area and described how it would be incorporated into the existing location on Jones Branch Drive.

Answering a question from Secretary Harsel, Ms. Cho said there was no specific language in the Comprehensive Plan pertaining to signage in Tysons Corner.

Ms. Greenlief stated that the building's location and orientation provided excellent visibility from the Beltway; however, she added that many visitors had mistakenly arrived at the hotel rather than the headquarters building because of confusing signage. She said the application would rectify the problem and was necessary because the additional sign area would exceed the total allowed by the Zoning Ordinance. Ms. Greenlief noted that additional tenant names would be placed on the existing monument sign at the driveway entrance to better enable drivers to identify the major tenants in the building. She stated that the application included a request to add smaller first-floor signage for future tenants in the building to be in harmony with the newly adopted Tysons Plan Urban Design Guidelines.

Commissioner Alcorn noted that there might be a need for a more comprehensive sign plan for the Tysons area.

Secretary Harsel called for speakers from the audience and recited the rules for public testimony.

Dana Nouri, Gates of McLean, P.O. Box 3203, McLean, asked how the sign would be oriented on the Hilton building in relation to the Gates of McLean.

Commissioner Alcorn said he didn't believe the signage would be visible from Mr. Nouri's building.

There being no more speakers, Secretary Harsel called for a rebuttal statement from Ms. Greenlief.

Ms. Greenlief agreed that the Gates of McLean would not be affected by the Hilton signage.

There were no further comments or questions from the Commission, and staff had no closing remarks; therefore, Secretary Harsel closed the public hearing and recognized Commissioner Alcorn for action on this item. (A verbatim transcript is in the date file.)

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Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2010-PR-010, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED SEPTEMBER 7, 2010.

Commissioners Hall and Litzenberger seconded the motion which carried unanimously with Commissioners Lawrence and Murphy absent from the meeting.

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ADJOURNMENT

September 15, 2010

Vice Chairman Alcorn resumed the Chair and adjourned the meeting.

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The meeting was adjourned at 9:13 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,  
12000 Government Center Parkway, Suite 330, Fairfax, VA 22035.

Minutes by: Jeanette Nord

Approved: September 29, 2011

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Kara A. DeArrastia, Clerk to the  
Fairfax County Planning Commission